

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

August 25, 2026

When:

4:00 - 6:00 PM

4th Tuesday Every Month

*November & December will be the
third Tuesday due to holidays.*

NEW LOCATION:

Civic Design Center

15 S. Main Street, Suite 100

Greenville, SC 29601



Location Information

Civic Design Center
15 S. Main Street, Suite 100
Greenville, SC 29601

Parking available throughout downtown.
First 2 hours free in city garages.

<https://www.greenvillesc.gov/513/Parking>



Overview

- The Project Preview Meeting is a monthly meeting hosted by the City of Greenville for the community to learn about upcoming planning and development projects.
- The session is an open-house format. Projects are presented at individual stations at the Civic Design Center. There is no scheduled presentation. The public may attend any time between 4:00 and 6:00 PM.
- Project representatives will be available at each station. The public may ask questions, provide input and share concerns about any project or proposal.

Required Step in Development Process

- The city has not received formal applications for projects presented at the Project Preview Meeting. Some material may be conceptual in nature or require additional design work before it is submitted to the City.
- The meeting provides an opportunity for public comments and input to be given directly to the developer, who may modify their project in response to community feedback before submitting an official application.
- If a project has major changes after the meeting, it may be required to present at another Project Preview Meeting—so that the community can see the changes before the application is submitted.

PROJECTS AND APPLICATIONS FOR:

August 25, 2026

PROJECT PREVIEW MEETING

All projects presented between 4:00 - 6:00 PM



Project Locations

520 Rutherford- Conditional Use Permit

106 E. Earle- Certificate of Appropriateness

110 & 114 Vannoy (separate applications)- Certificates of Appropriateness

Trotter Estates- Subdivision

122 Central- Certificate of Appropriateness

Judson Mill- Certificate of Appropriateness

608 Rhett- Demolition

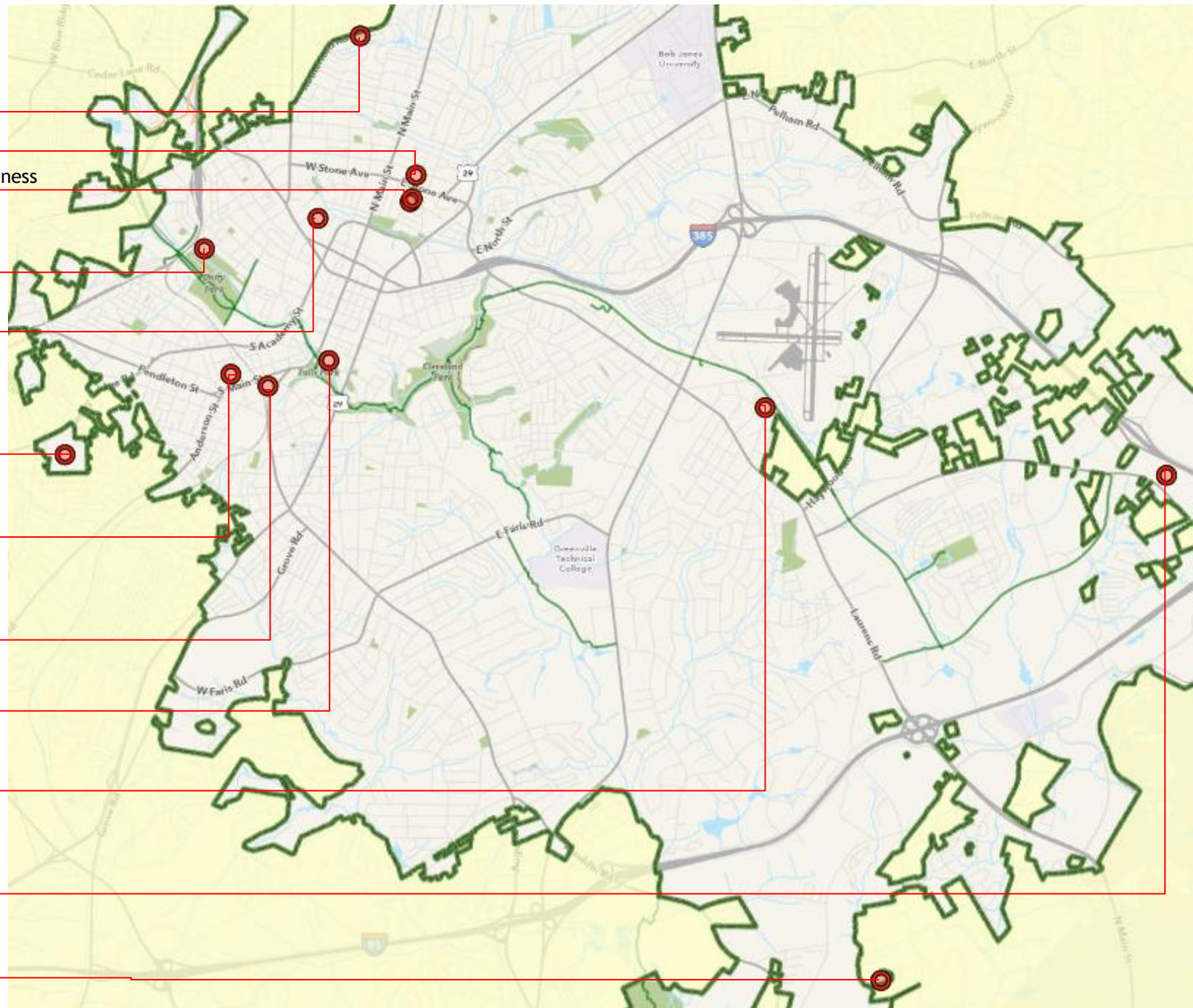
GTA Site- Certificate of Appropriateness

Bowater Building- Certificate of Appropriateness

Industrial Drive Parcel- Rezone

Costco- Rezone

Ridgewood Drive- Subdivision



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Rezone: Industrial Drive Parcel

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Rezone: Industrial Drive Parcel

- **Address:** Unaddressed
- **Parcel Number:** 0257000401700
- **Existing Zoning:** RH-C
- **Request:** Rezone to RNX-B
- **Next Step:** Planning Commission Review

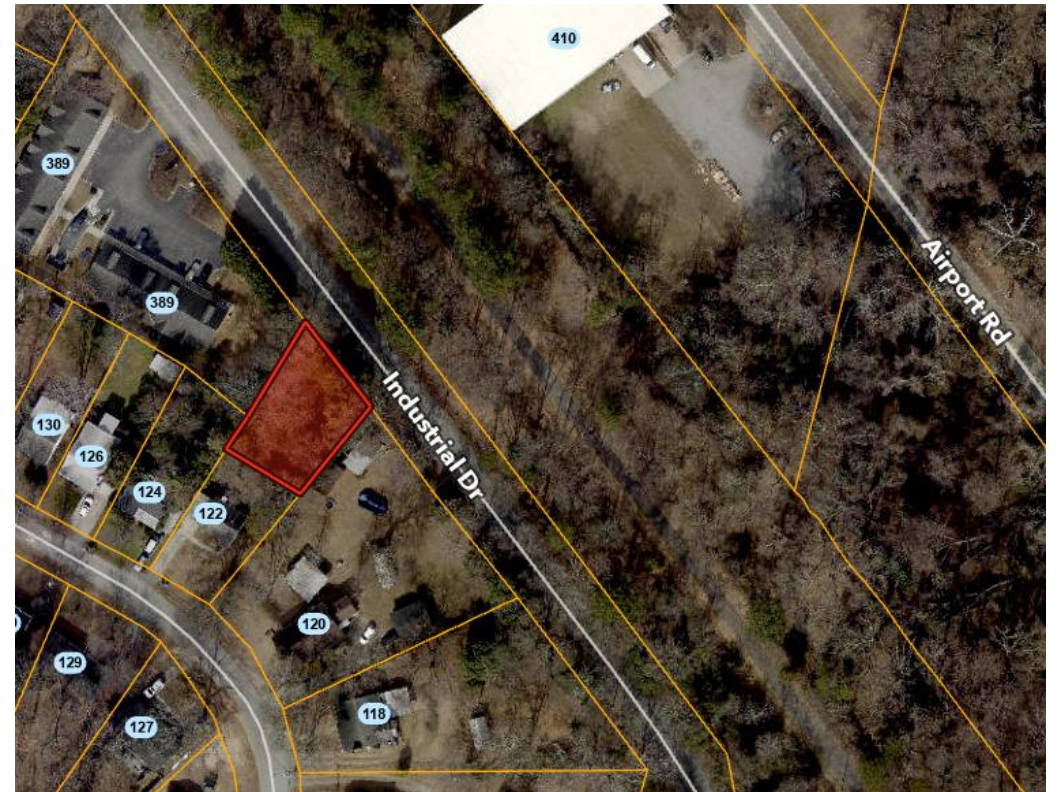
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezone: Industrial Drive Parcel



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Rezone:
1021 Woodruff Rd (Costco)

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Rezone:

1021 Woodruff Rd (Costco)

- **Address:** 1021 Woodruff Rd
- **Parcel Number:** 0547020102511
- **Existing Zoning:** PD
- **Request:** Rezone to BH
- **Next Step:** Planning Commission Review

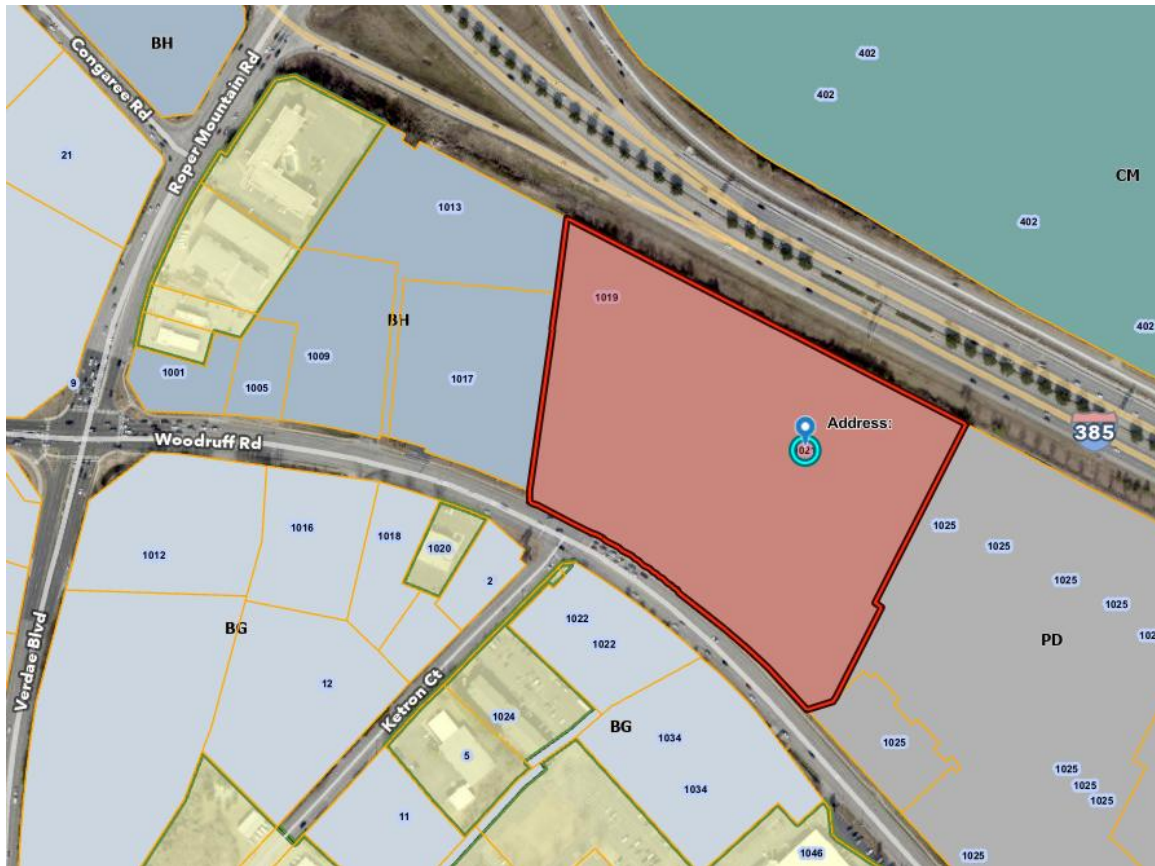
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezone: 1021 Woodruff Rd (Costco)



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Minor Subdivision: Ridgewood Drive

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

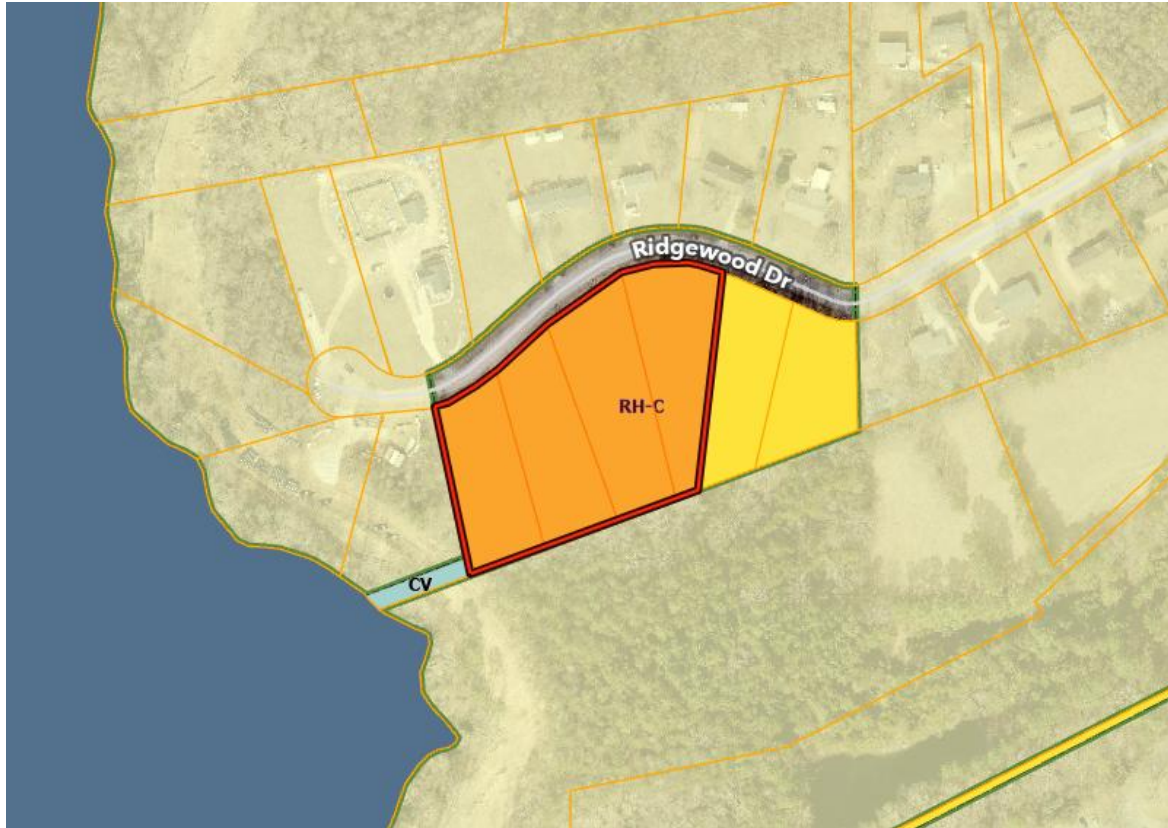
Minor Subdivision: Ridgewood Drive

- **Address:** Unaddressed
- **Parcel Numbers:** M012040301600, M012040301500, M012040301400, M012040301300
- **Existing Zoning:** RH-C
- **Request:** Subdivide the four existing lots into 8 lots
- **Next Step:** Staff Review

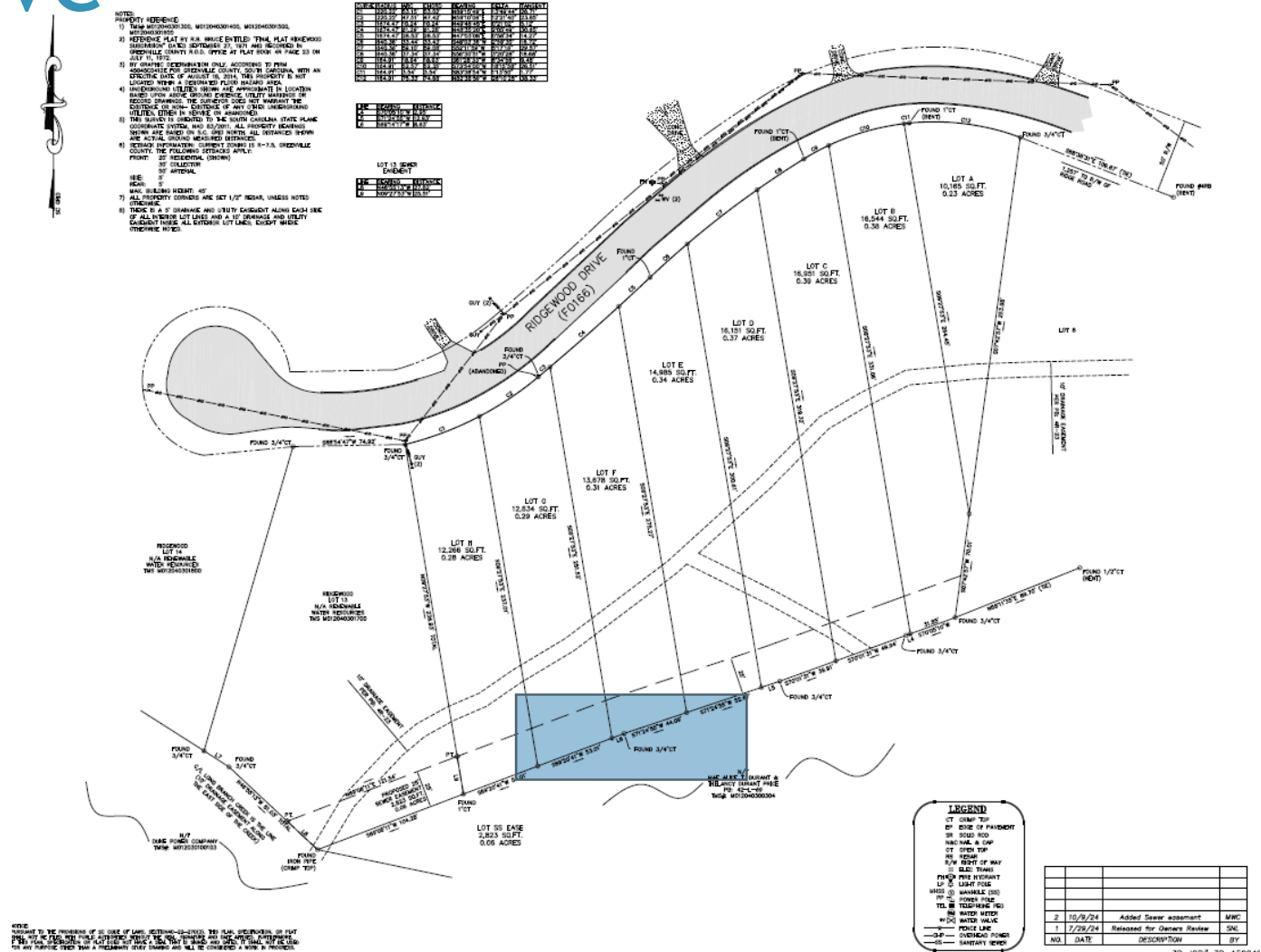
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Phone: 864-467-4476

Minor Subdivision: Ridgewood Drive



Minor Subdivision: Ridgewood Drive



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Conditional Use Permit: 520 Rutherford Road

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

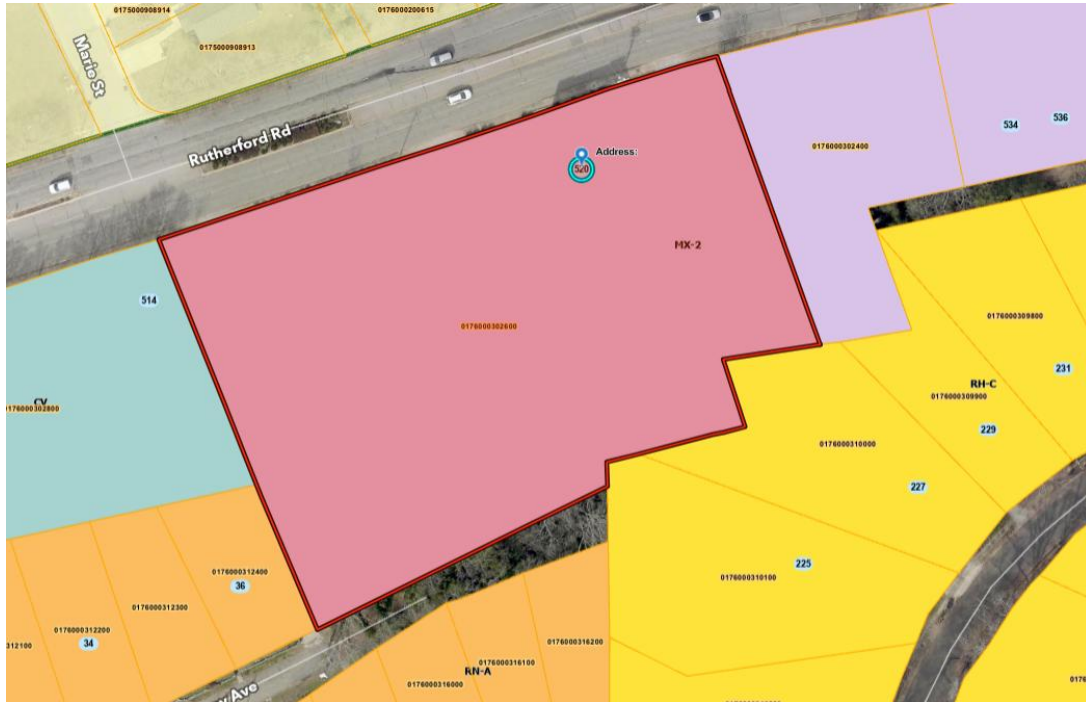
Conditional Use Permit: 520 Rutherford Road

- **Address:** 520 Rutherford Road
- **Parcel Number:** 0176000302600
- **Existing Zoning:** MX-2
- **Request:** Amend existing Conditional Use Permit to allow for additional Café Lounge use
- **Next Step:** Administrative Review

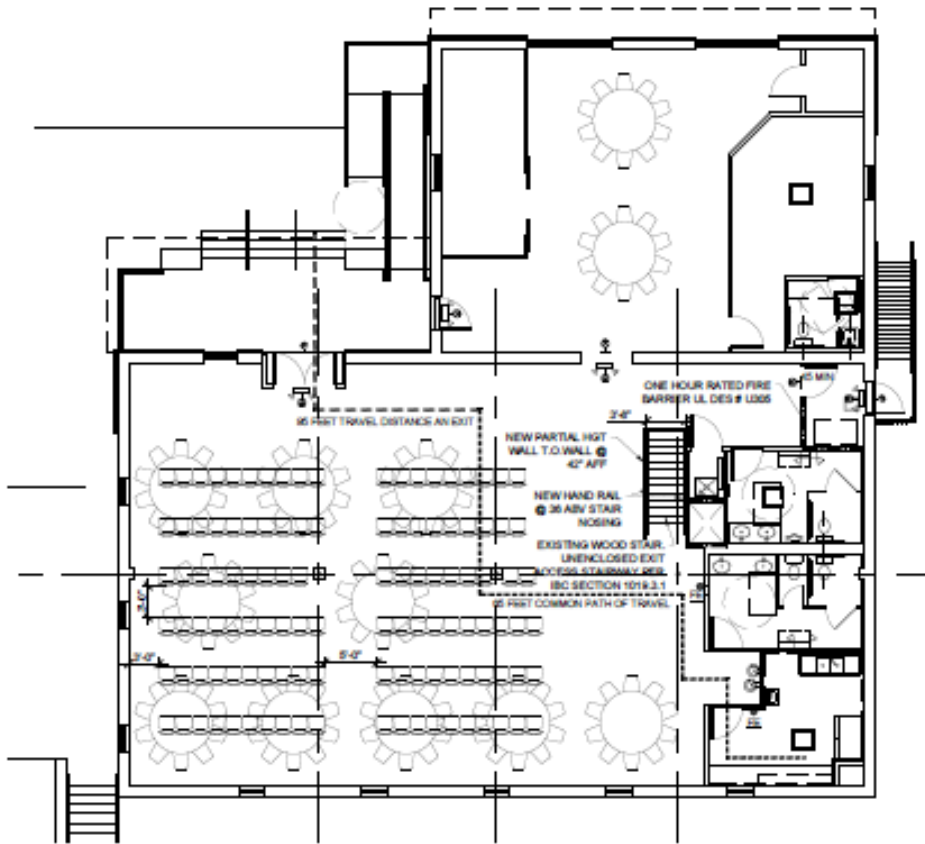
Contact:

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Phone: 864-467-4476

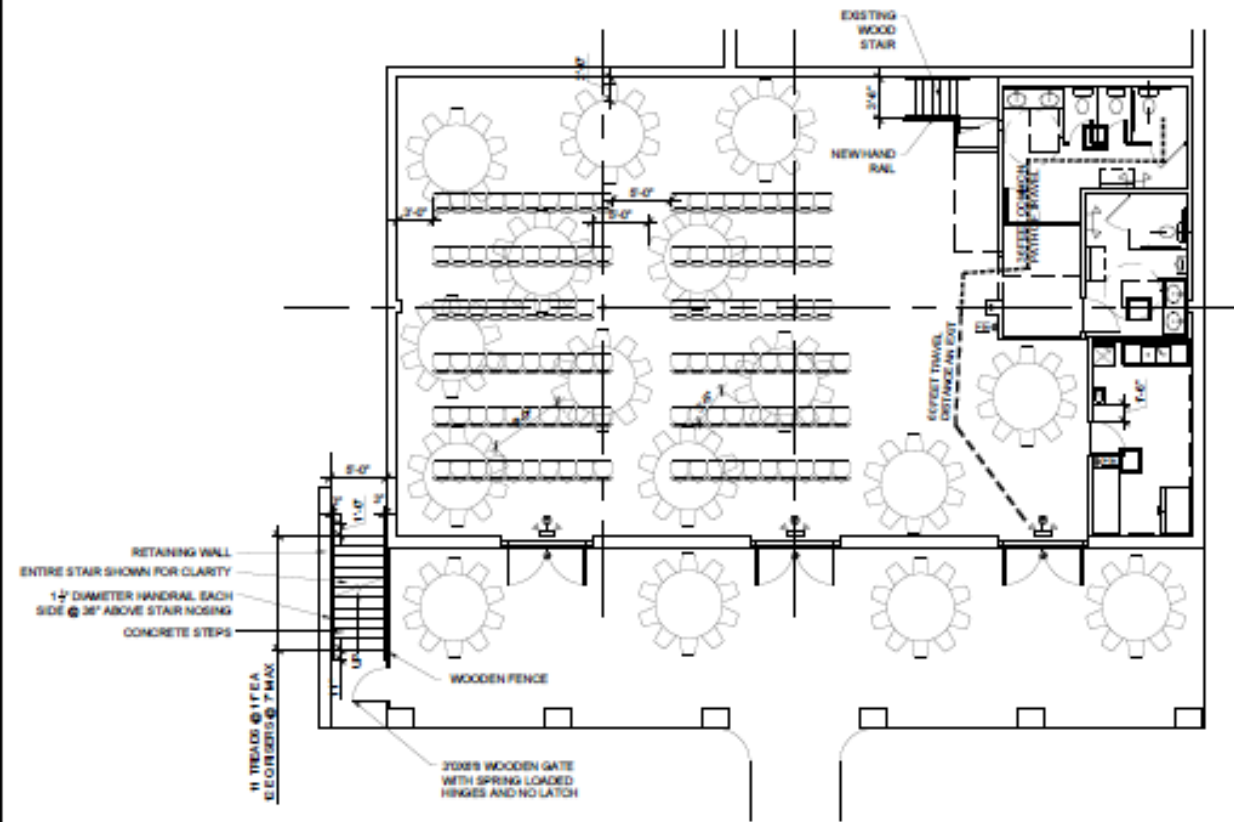
Conditional Use Permit: 520 Rutherford Road



Conditional Use Permit: 520 Rutherford Road



UPPER LEVEL LIFE SAFETY PLAN



A1	1.000	LOWER LEVEL LIFE SAFETY PLAN
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Greenville Development Code 36-Month Update

Greenville Development Code 36-Month Update

Planning staff will share information about proposed amendments to the Greenville Development Code. These updates are proposed as part of the required 36-month code update. Staff will be available to answer questions about the code and the proposed amendments.

The amendment document will be published on greenvillesc.gov at least 30 days before the Planning Commission public hearing.

Contact:

Name: Dallas Young, Senior Development Planner

Email: planning@greenvillesc.gov

Phone: (864) 467-4476

Greenville Development Code 36-Month Update

Amendment Highlights:

- **Tattoo studios in MXS-2 Zoning District** - Allow Tattoo shops by right within the MXS-2 zoning district. Any proposed tattoo studio would still be required to meet the permitted use but would open specific areas within the Village of West Greenville to allow for tattoo studios.
- **Lot width averages** - To preserve the existing development patterns and character of neighborhoods, create a lot width minimum calculation for infill subdivisions, only within the RH-A, RH-B, and RH-C zoning districts. The infill lots must be equal to or greater than 70% of the average width of the surrounding parcels, but not less than the narrowest parcel.
- **Entry Spacing Requirement Flexibility** - Within the MX-2, BG, and BH zoning districts total entrances required may be combined into one primary entrance, with the entrance feature width being equal to the number of entrances required multiplied by 6 feet. Allows some flexibility for the development community to combine required entrances into one larger entry feature for uses that don't require multiple entrances.
- **Dimensional Changes to the BG Zoning District** - Clarify the intent of the Business General District to reflect the automotive-centric nature of the zoning district. Increase the Primary Street setback range to 30' from 20', remove the maximum setback along the side street lot line to allow flexibility on corner lots, and reduce the active depth requirement from 20' to 10' along the primary street.

Greenville Development Code 36-Month Update

Amendment Highlights:

- **Downtown Design Flexibility** - Add language within the Downtown Design Overlay to allow design flexibility with projects that may be compatible with downtown development patterns but not compatible with the Development Code with regards to historical context and architectural features. Any relief would need Administrative approval and subsequent approval for a Certificate of Appropriateness from the DRB.
- **Mechanical Equipment Encroachments** - Modify the existing encroachment table to allow for a 1.5' maximum encroachment of mechanical equipment (HVAC, gas meters, etc.) into the side or rear setback.
- **Sign Ordinance Changes** - Create a Canopy sign section with dimensional regulations. Codify a definition for Vehicle Signs. Add Downtown Design Overlay, IX District, and historically designated properties to the Alternative Sign Design section to allow administrative flexibility.
- **Sustainability Incentive** - allow a cost exclusion for minor renovations of up to 10% if sustainable elements are incorporated into the design.
- **Clarification on the Appeals Process** - Codify the steps necessary for appeals to administrative decisions and interpretations within Section 19-6.1 to align with state statutes and provide clarification on the requirements of the appeals process.

NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 106 E. Earle Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

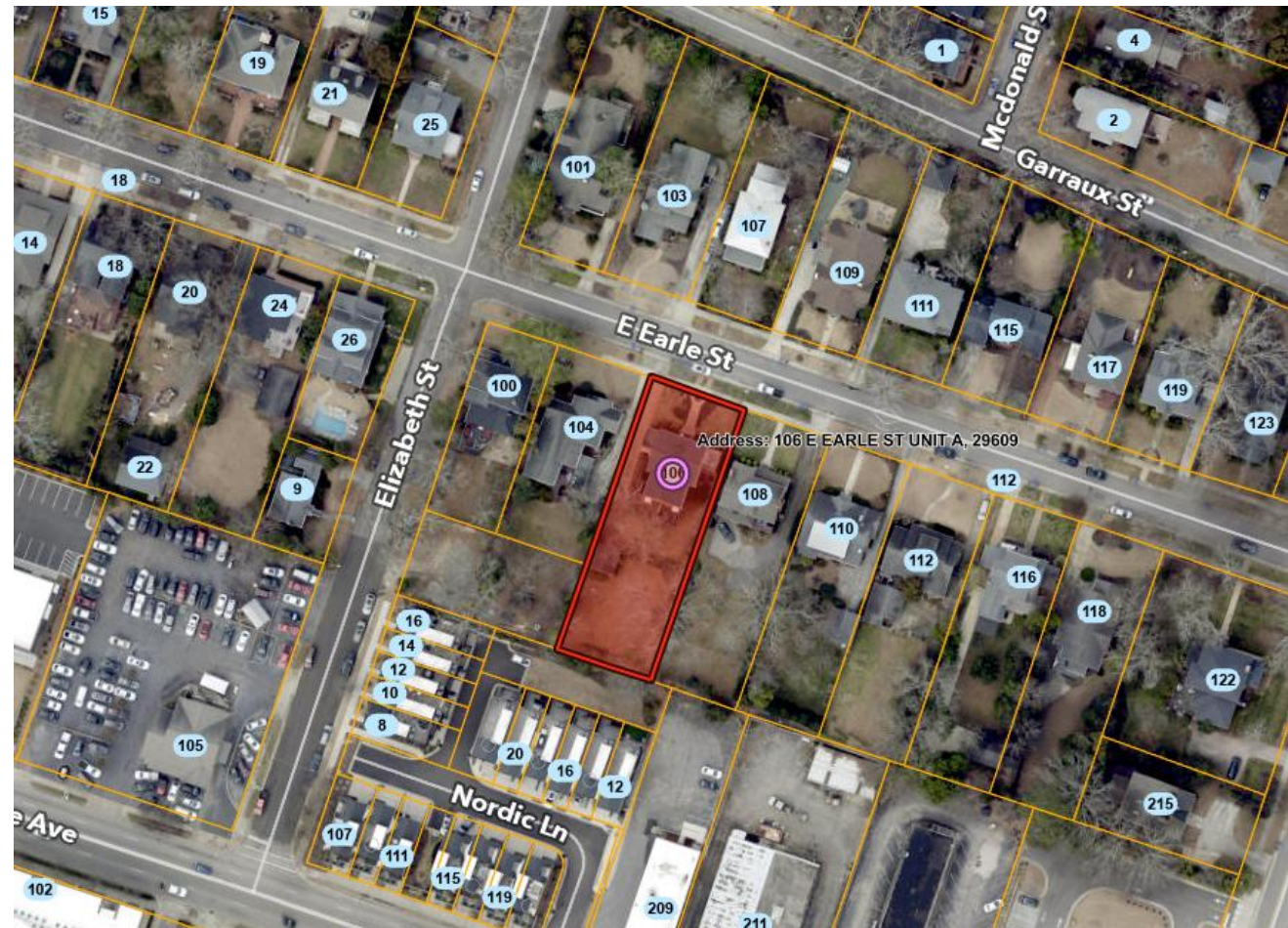
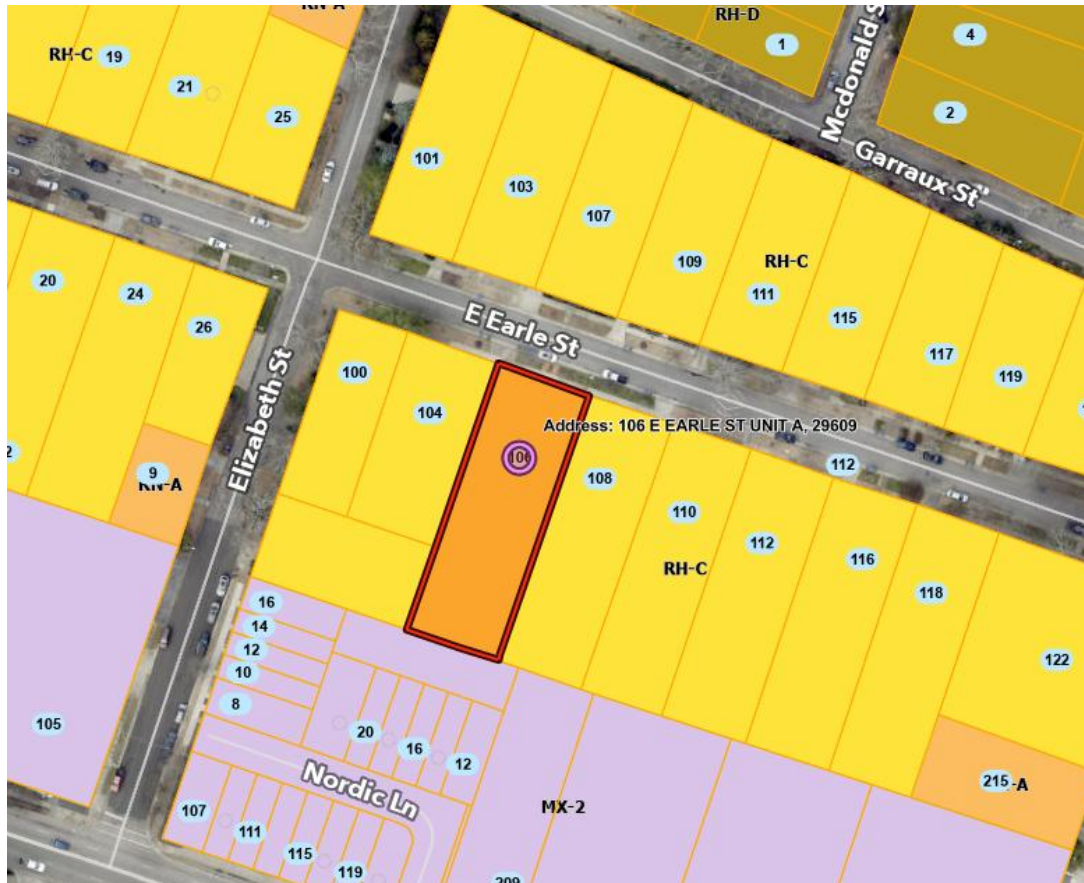
Certificate of Appropriateness: 106 E. Earle Street

- **Address:** 106 E. Earle Street
- **Parcel Number:** 0035000500800
- **Existing Zoning:** RH-C
- **Request:** Exterior improvements including windows, front door, garage addition, and deck replacement
- **Next Step:** Historic Review Board Review

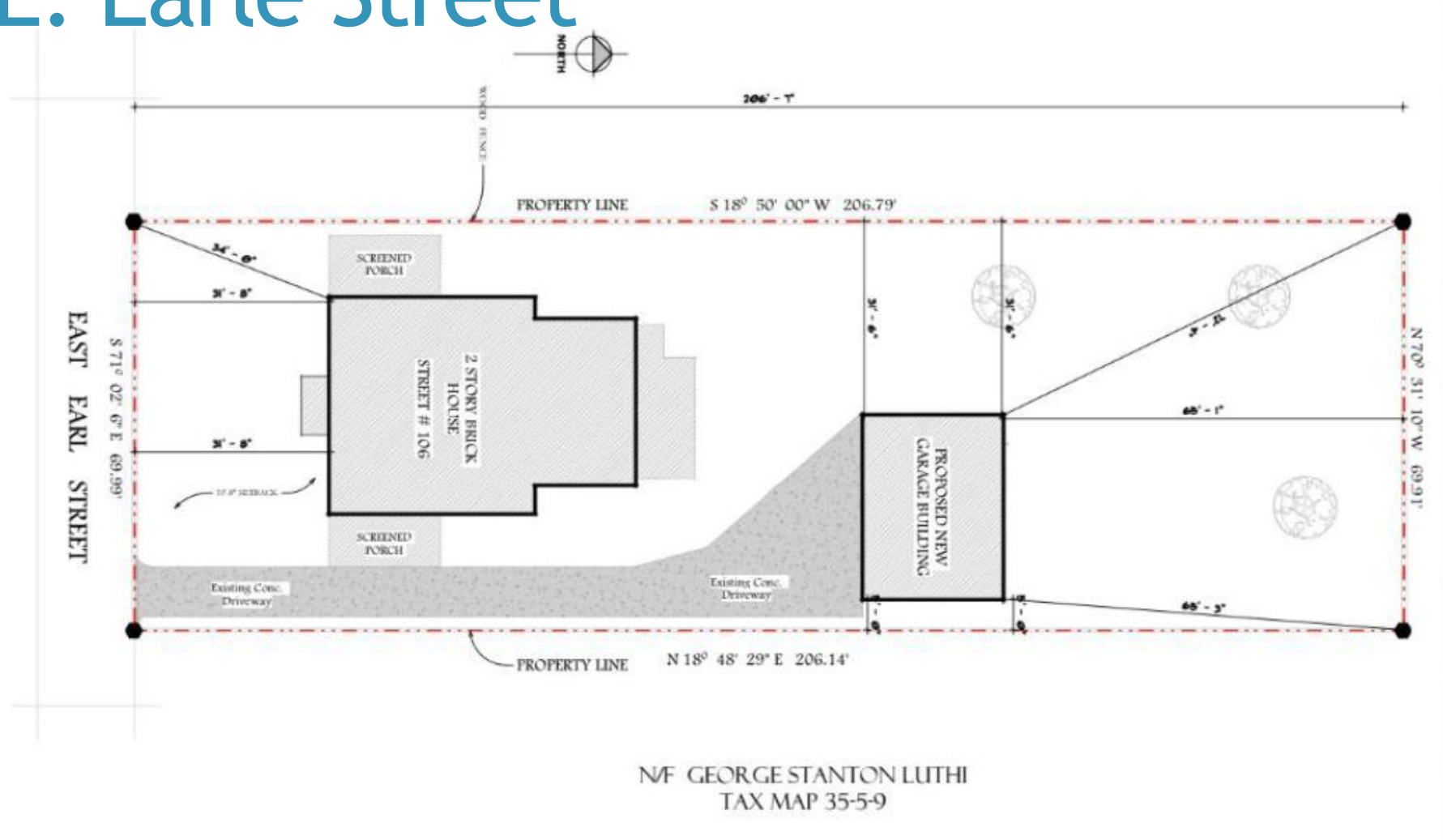
Contact:

Please contact Planning staff for applicant information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

Certificate of Appropriateness: 106 E. Earle Street



Certificate of Appropriateness: 106 E. Earle Street



Certificate of Appropriateness: 106 E. Earle Street



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 110 Vannoy Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Certificate of Appropriateness: 110 Vannoy Street

- **Address:** 110 Vannoy Street
- **Parcel Number:** 0036000100700
- **Existing Zoning:** RH-C
- **Request:** Construct a 2-car garage with bonus room
- **Next Step:** Historic Review Board Review

Contact:

Please contact Planning staff for applicant information

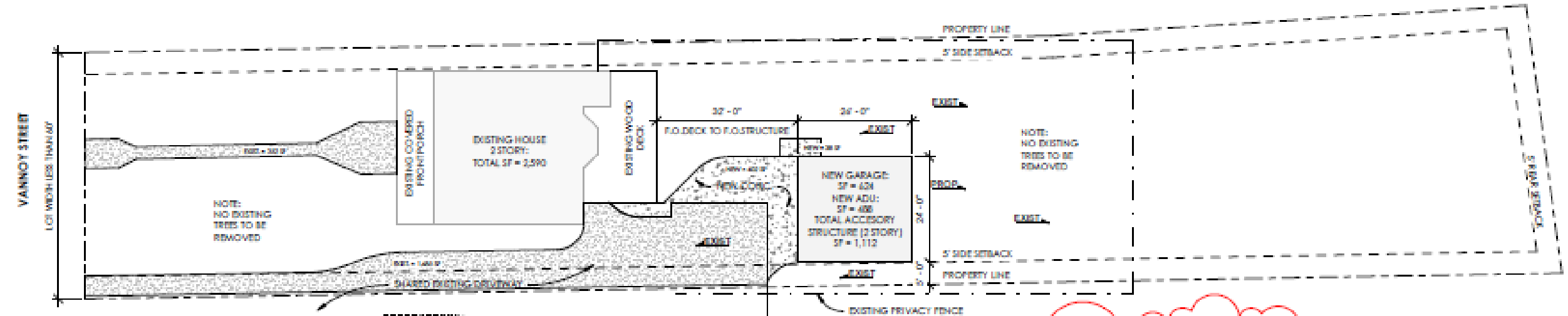
Email: planning@greenvillesc.gov

Phone: 864-467-4476

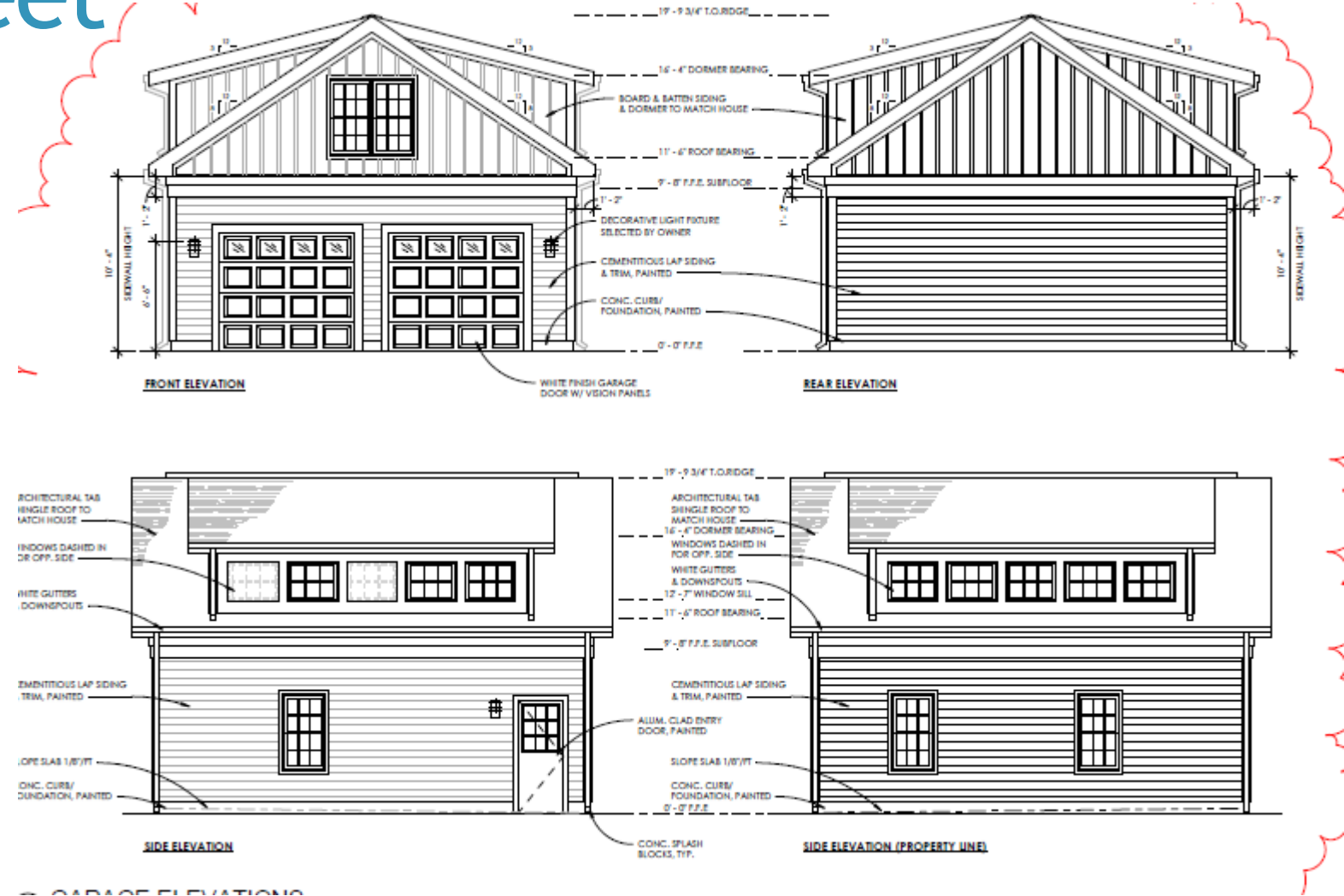
Certificate of Appropriateness: 110 Vannoy Street



Certificate of Appropriateness: 110 Vannoy Street



Certificate of Appropriateness: 110 Vannoy Street



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 114 Vannoy Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Certificate of Appropriateness: 114 Vannoy Street

- **Address:** 114 Vannoy Street
- **Parcel Number:** 0036000100500
- **Existing Zoning:** RH-C
- **Request:** Construct a 2-car garage in the rear with an upstairs living area
- **Next Step:** Historic Review Board Review

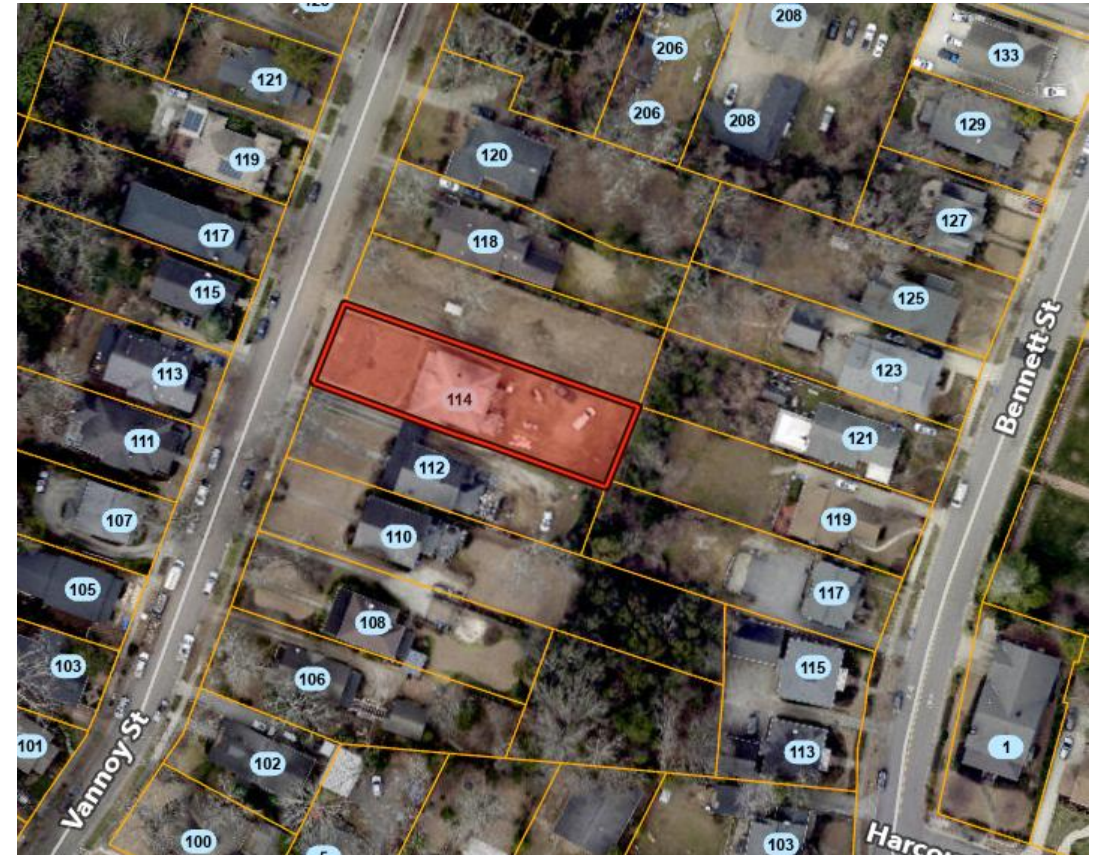
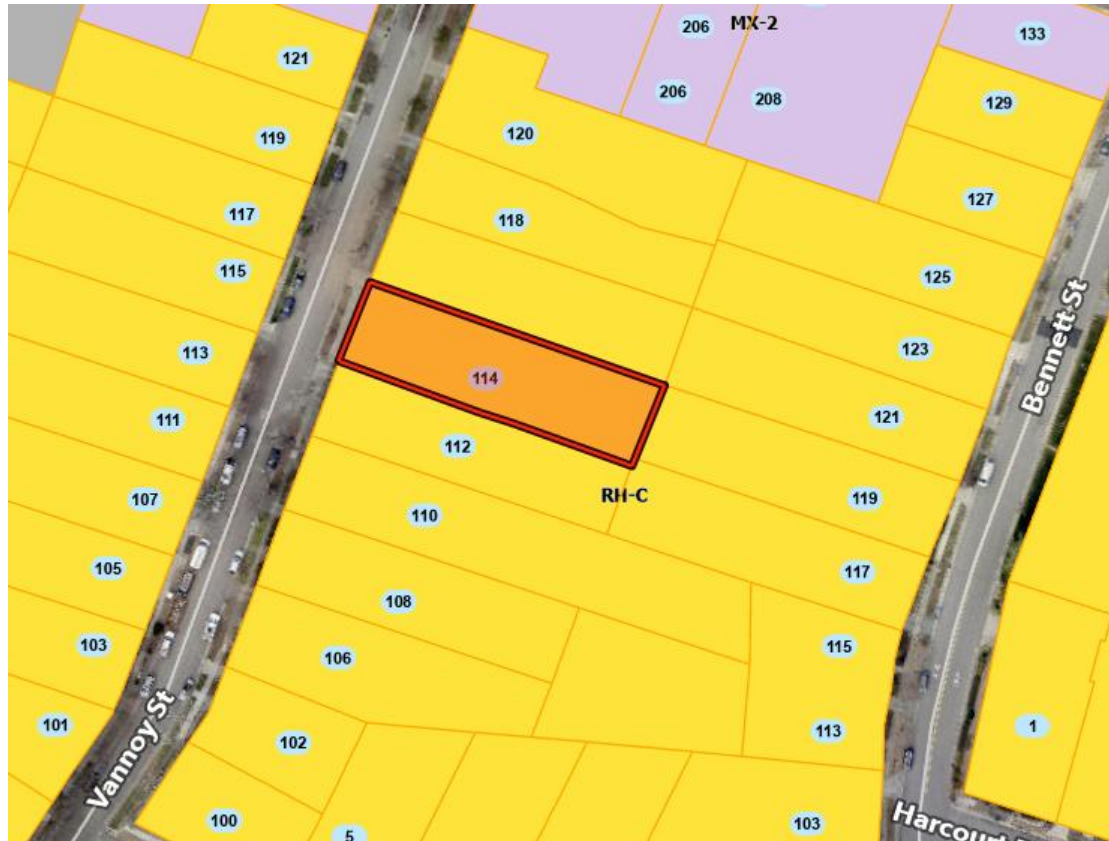
Contact:

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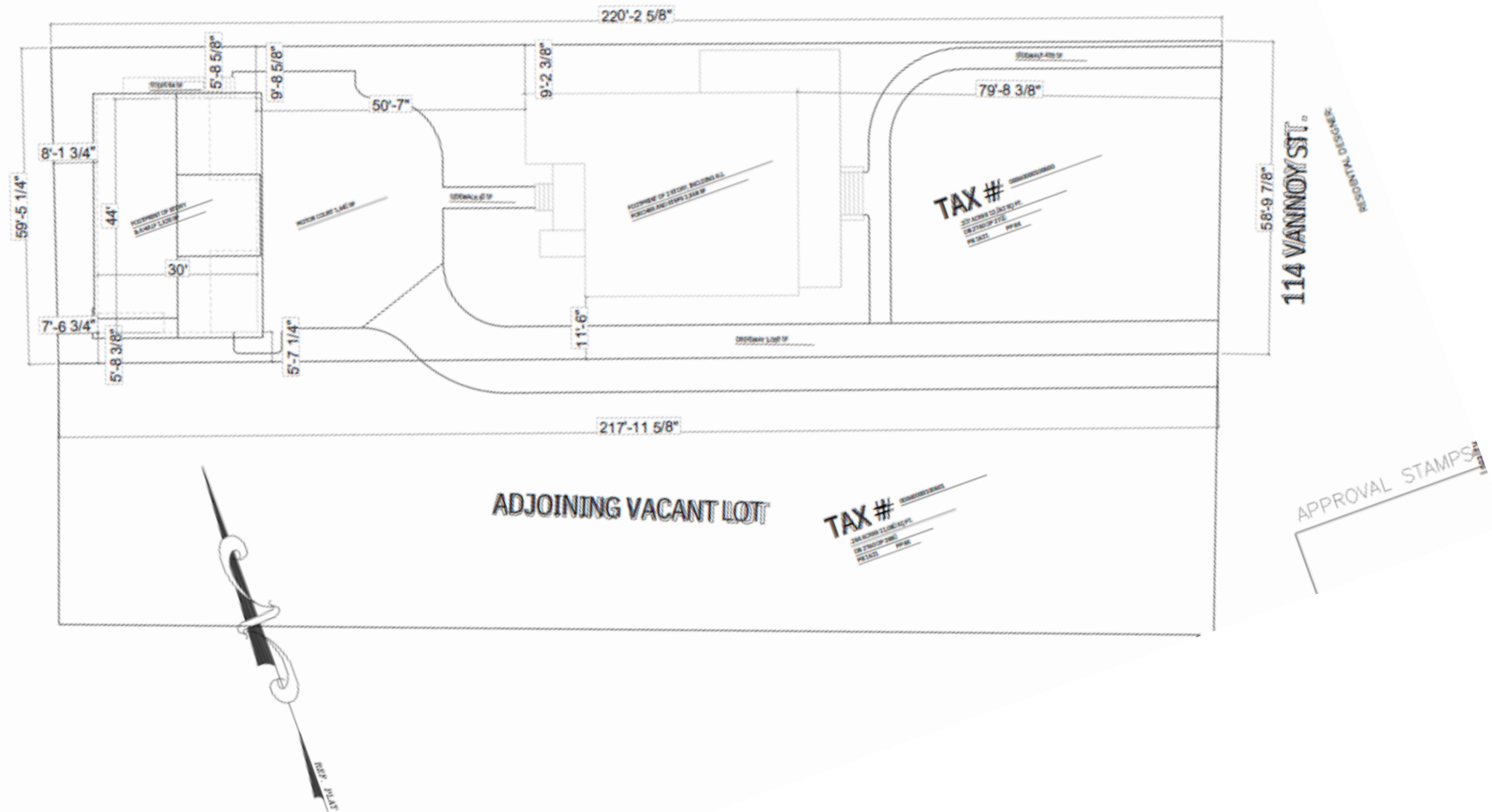
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Phone: 864-467-4476

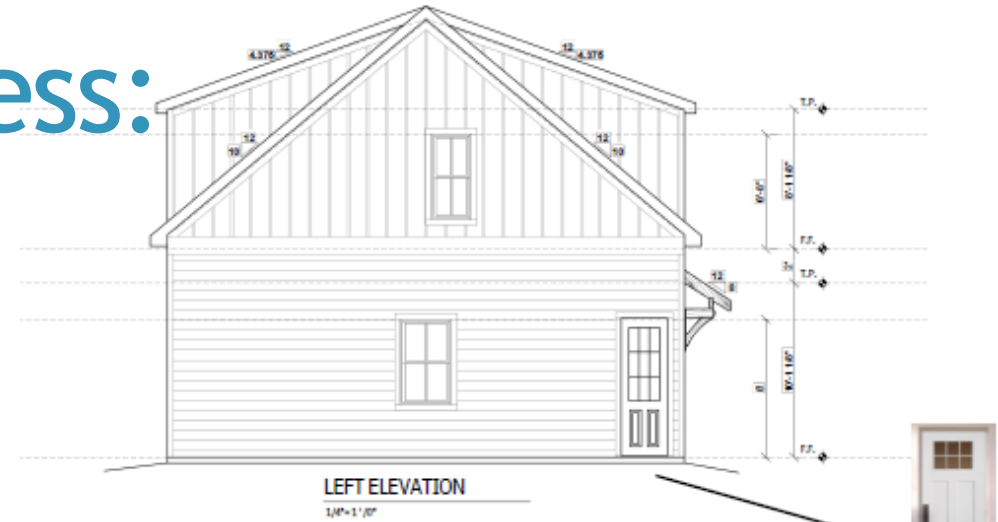
Certificate of Appropriateness: 114 Vannoy Street



Certificate of Appropriateness: 114 Vannoy Street

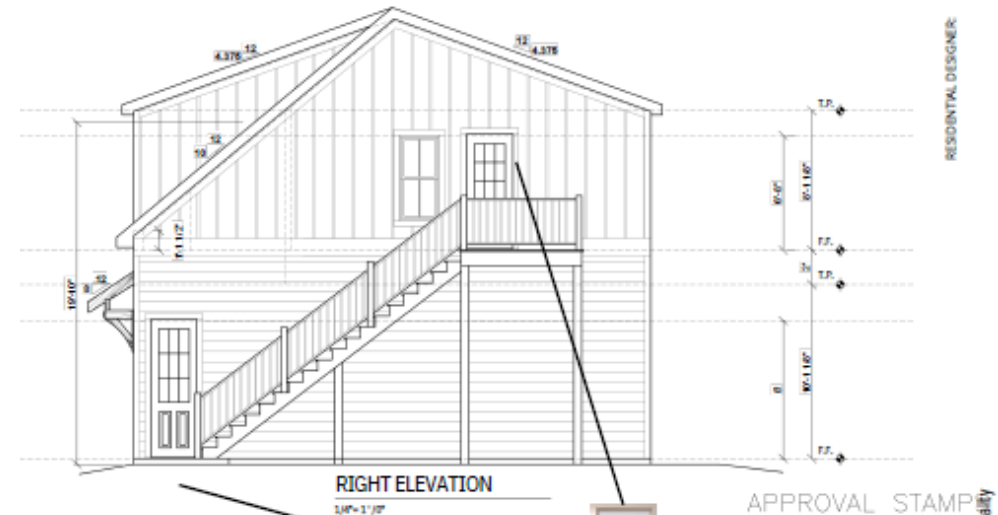


Certificate of Appropriateness: 114 Vannoy Street



Craftsman
6 Lite

RESIDENTIAL DESIGNER



Craftsman
6 Lite

APPROVAL STAMP

NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 122 Central Avenue

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Certificate of Appropriateness: 122 Central Avenue

- **Address:** 122 Central Avenue
- **Parcel Number:** 0012000101318
- **Existing Zoning:** RN-A
- **Request:** 2-story addition to existing structure
- **Next Step:** Historic Review Board Review

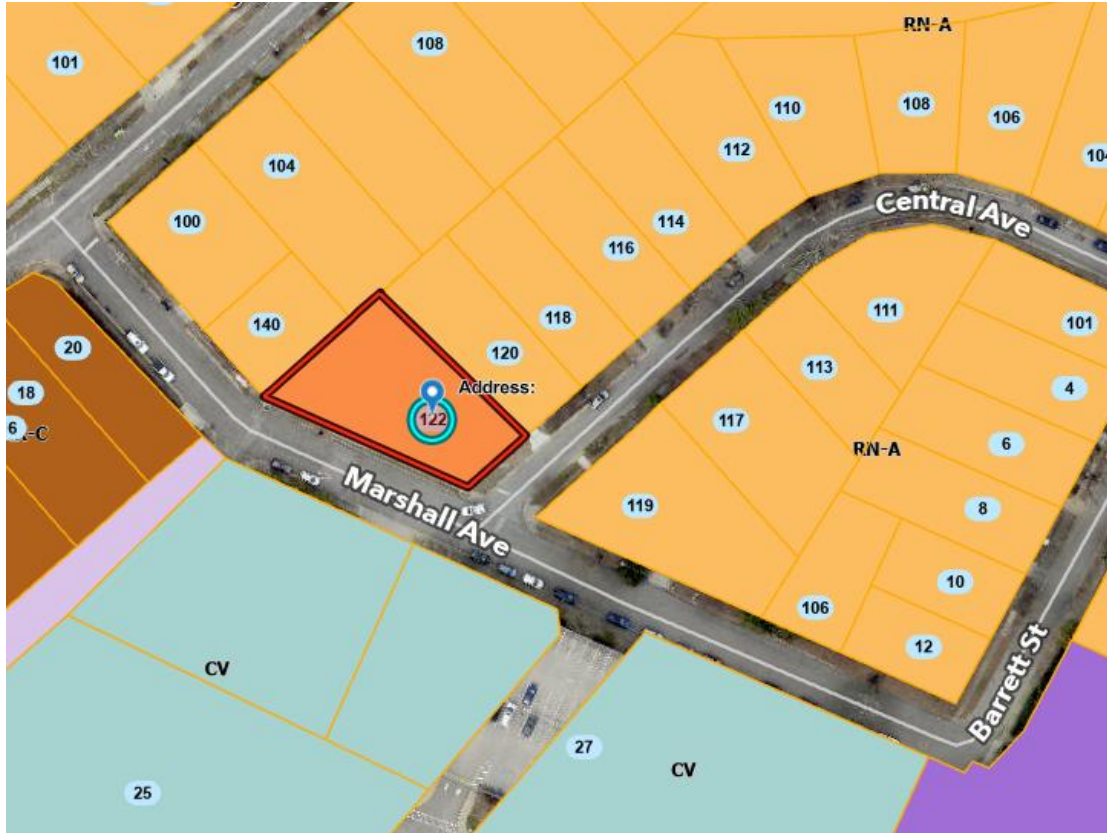
Contact:

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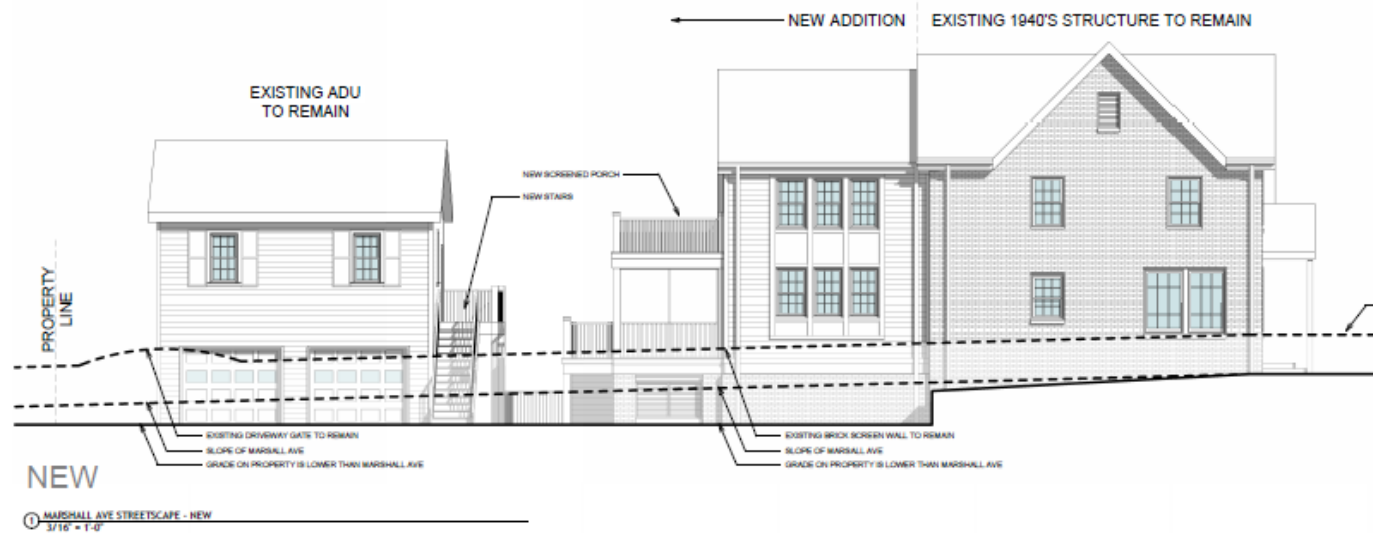
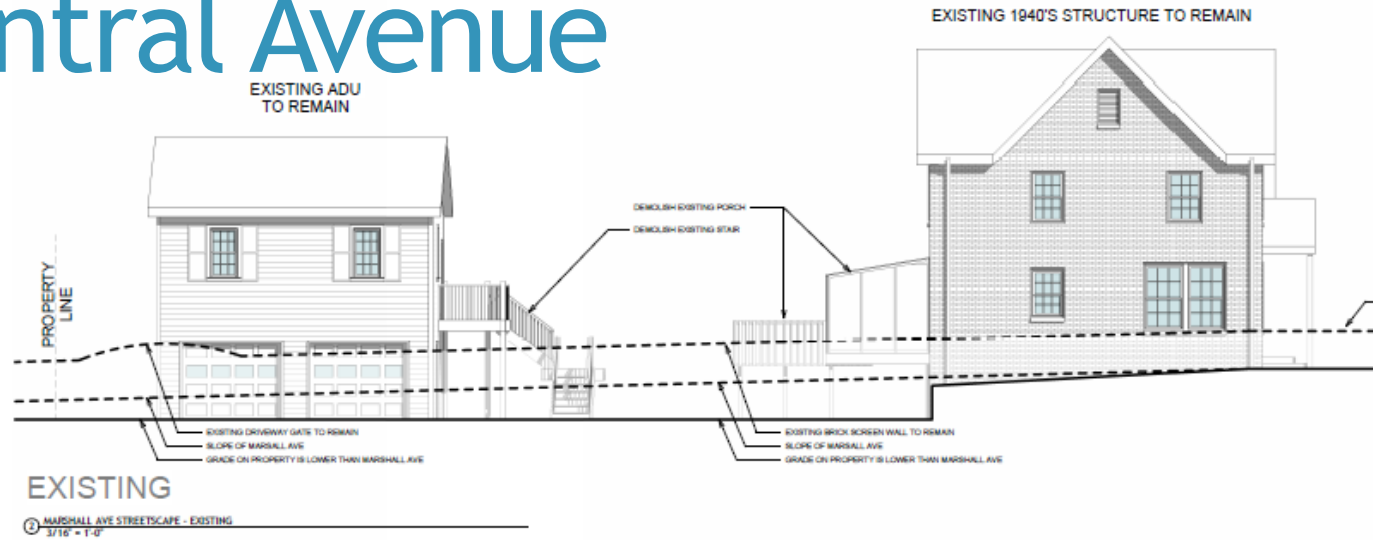
Email: planning@greenvillesc.gov

Phone: 864-467-4476

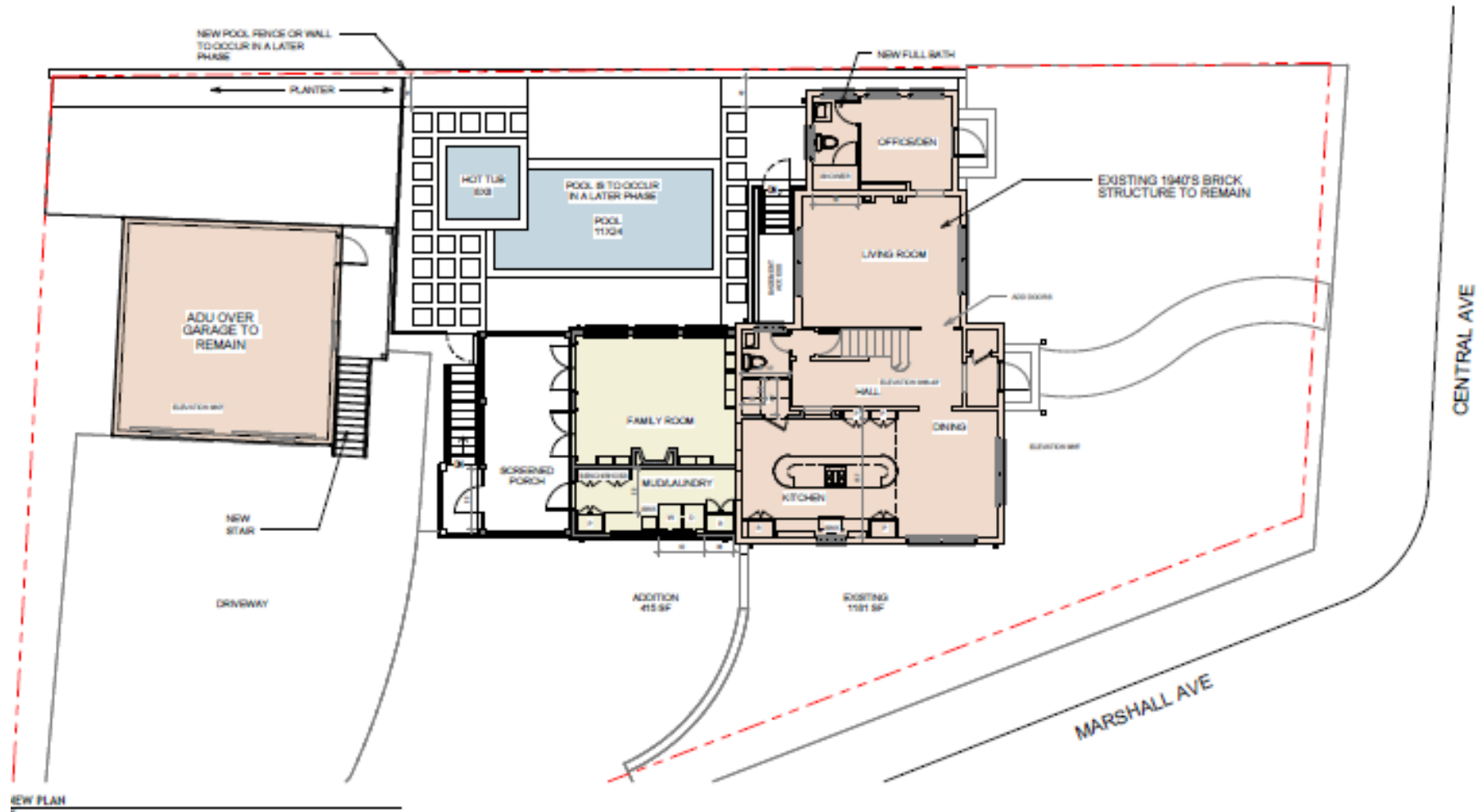
Certificate of Appropriateness: 122 Central Avenue



Certificate of Appropriateness: 122 Central Avenue



Certificate of Appropriateness: 122 Central Avenue



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: Judson Trace (at Judson Mill)

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Certificate of Appropriateness: Easley Bridge Road - Judson Trace

- **Address:** Easley Bridge Road
- **Parcel Number:** 0114001000100
- **Existing Zoning:** IX
- **Request:** Development of open parcel in front of Judson Mill
- **Next Step:** Historic Review Board Review

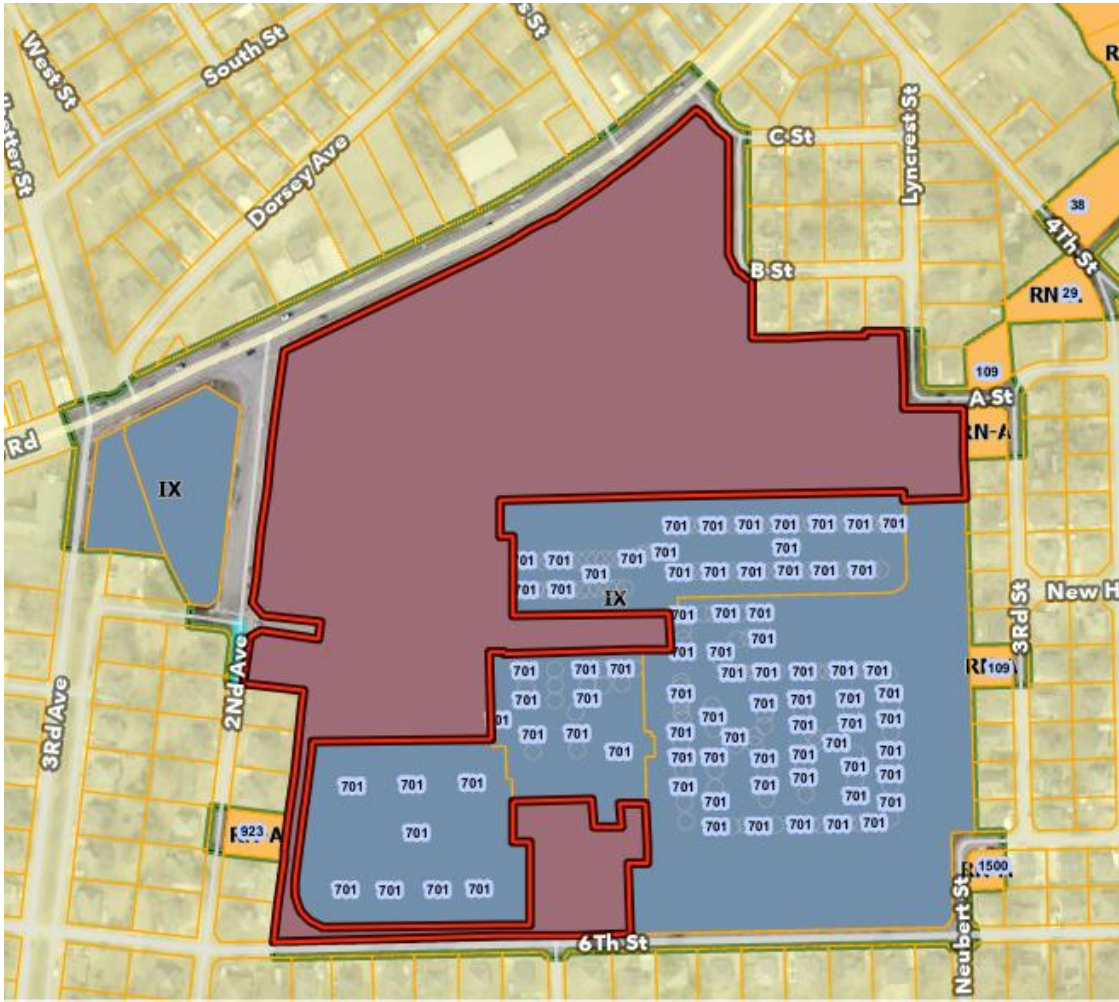
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: Easley Bridge Road - Judson Trace



Certificate of Appropriateness: Easley Bridge Road - Judson Trace



Certificate of Appropriateness: Easley Bridge Road - Judson Trace



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: Demolition at 608 Rhett Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Demolition: 608 Rhett Street

- **Address:** 608 Rhett Street
- **Parcel Number:** 0074000800300
- **Existing Zoning:** RN-A
- **Request:** Demolition of the existing structure
- **Next Step:** Design Review Board Review

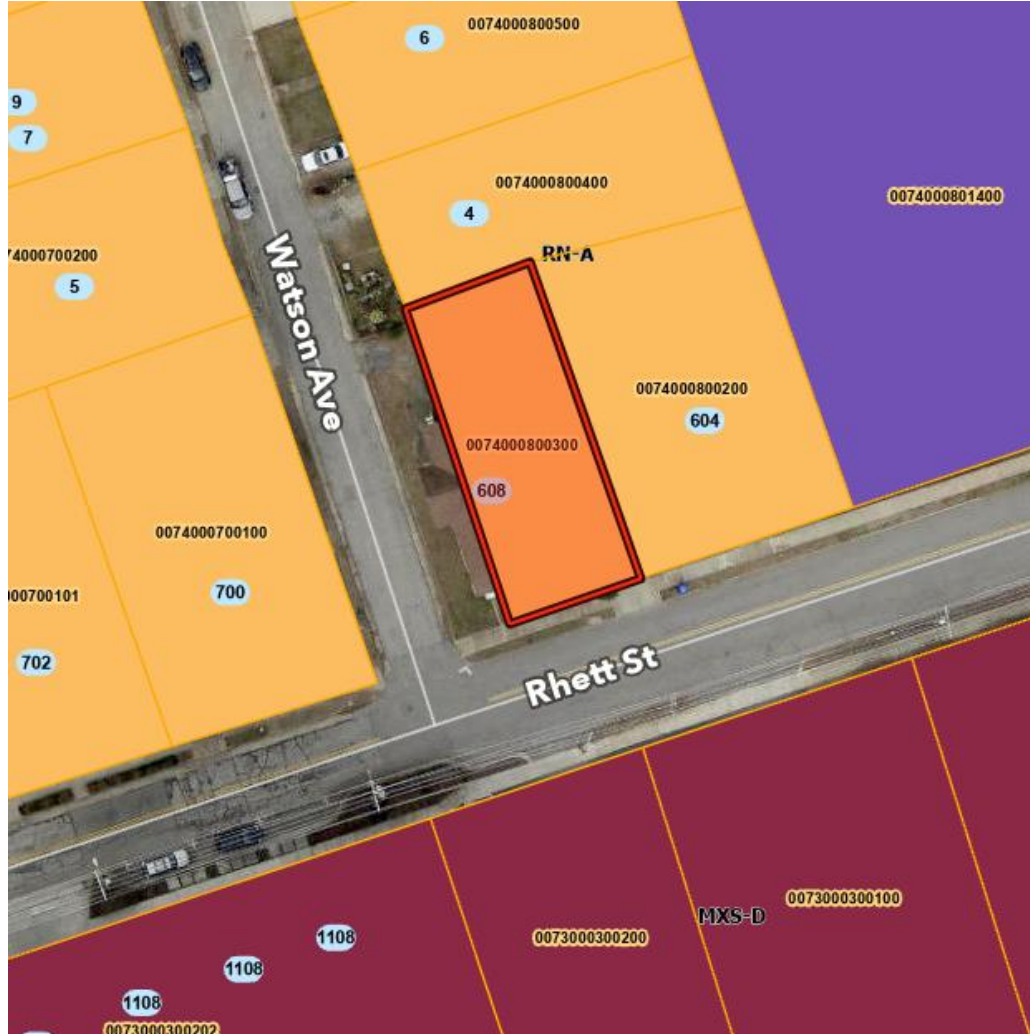
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Demolition: 608 Rhett Street



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Rezone/Certificate of Appropriateness: Trotter Estates

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Rezone/Certificate of Appropriateness: Trotter Estates

- **Address:** Unaddressed
- **Parcel Numbers:** 0053000301700, 0053000401800
- **Existing Zoning:** RC-3, PK
- **Request:** Rezone parcel from PK to RC-3 and develop major subdivision with 11-21 residential units
- **Next Step:** Planning Commission Review (Rezoning); Design Review Board Review (Certificate of Appropriateness)

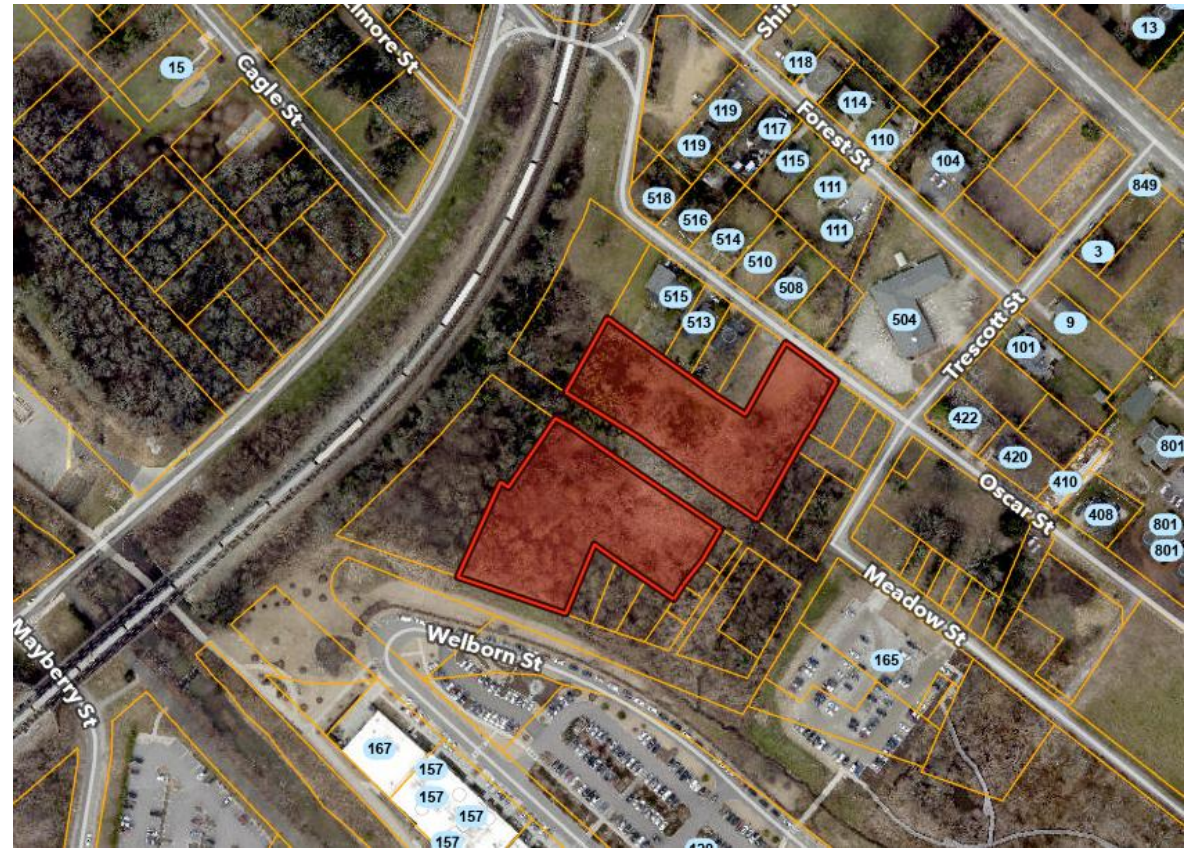
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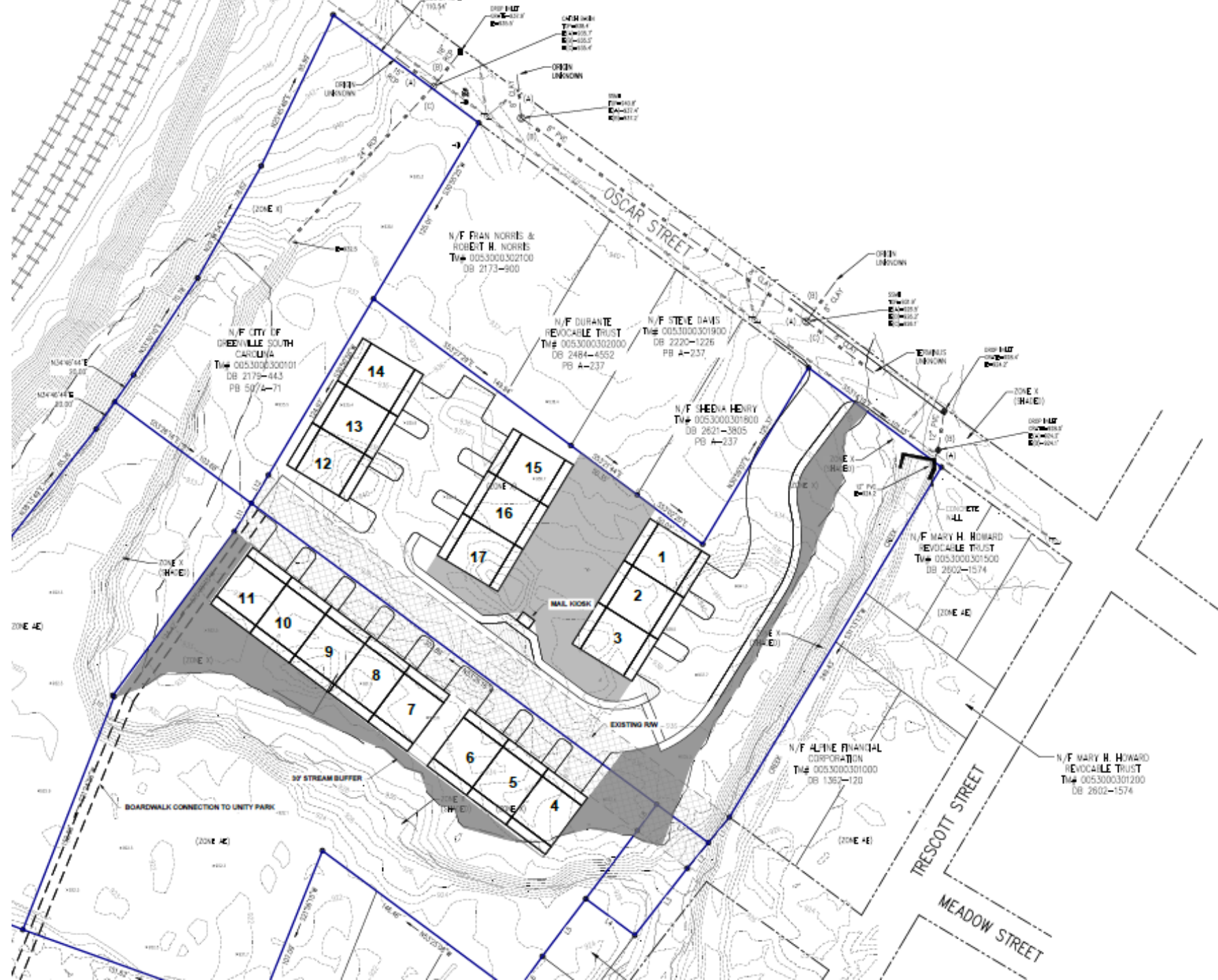
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Rezone/Certificate of Appropriateness: Trotter Estates





Rezone/Certificate of Appropriateness: Trotter Estates



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 55 E. Camperdown Way- Bowater Hotel

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

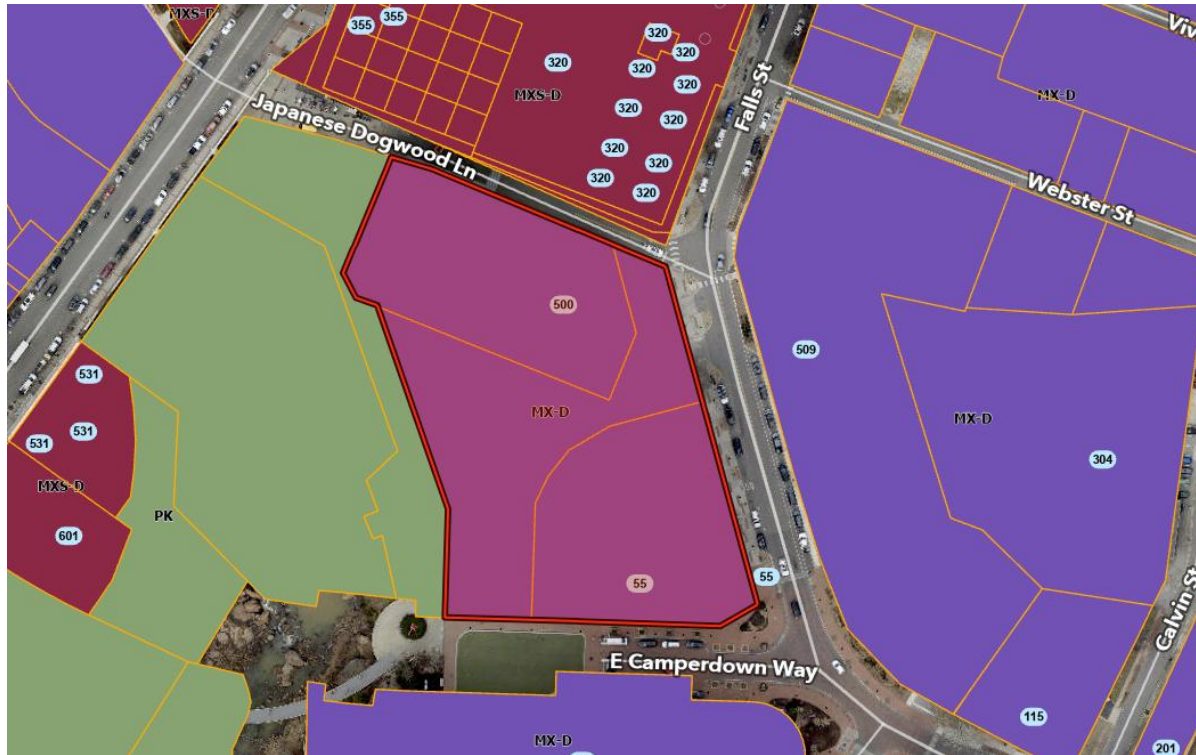
Certificate of Appropriateness: Bowater Hotel

- **Address:** 55 E. Camperdown Way, 500 Falls Street
- **Parcel Numbers:** 0069000300101, 006900300109, 0069000300110
- **Existing Zoning:** MX-D
- **Request:** Renovation of the Bowater Building and parking deck, and addition
- **Next Step:** Design Review Board Review

Contact:

Please contact Planning staff for applicant information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

Certificate of Appropriateness: Bowwater Hotel



Certificate of Appropriateness: Bowater Hotel



Certificate of Appropriateness: Bowater Hotel



Certificate of Appropriateness: Bowater Hotel



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Certificate of Appropriateness: 106 Augusta (Former GTA Site)

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

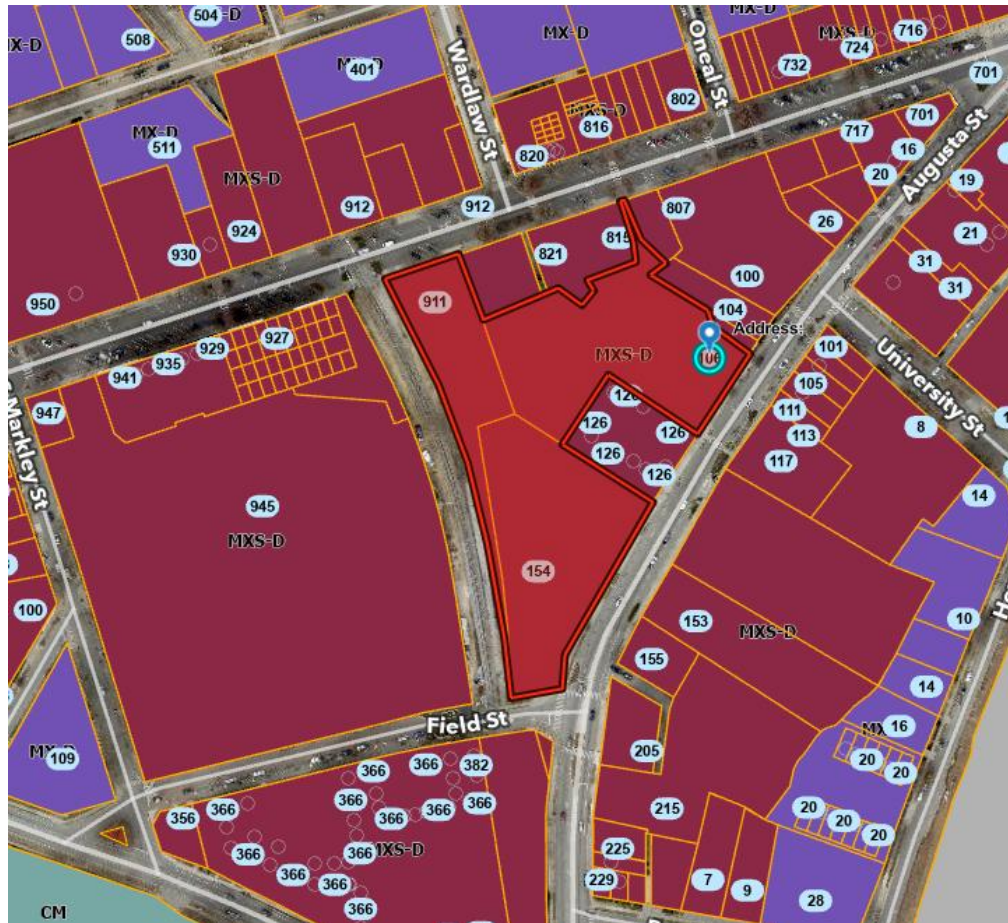
Certificate of Appropriateness: 106 Augusta Street (Former GTA Site)

- **Address:** 106 and 154 Augusta Street, and 911 S. Main Street
- **Parcel Number:** 0088000101200, 0088000101301, 008000101300
- **Existing Zoning:** MXS-D
- **Request:** Redevelopment for mixed use retail and up to 385 residential units
- **Next Step:** Design Review Board Review

Contact:

Please contact Planning staff for applicant information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

Certificate of Appropriateness: 106 Augusta Street (Former GTA Site)



Certificate of Appropriateness: GTA Site



Certificate of Appropriateness: GTA Site



VIEW FROM FIELD STREET LOOKING DOWN AUGUSTA STREET

Certificate of Appropriateness: GTA Site



VIEW ON AUGUSTA ST. FROM GATHER



NEXT STEPS AND FREQUENTLY ASKED QUESTIONS

Next Steps

Depending on the type of project, it may proceed to permitting. Others require approval from a review board.

Project Type	Review Board?	Public Hearing Required?
Zoning map amendment (rezoning)	Planning Commission (Recommendation) City Council (Final Approval)	Yes
Major subdivision	Planning Commission	No
Street naming or re-naming	Planning Commission	Yes
Projects requiring a Major Certificate of Appropriateness (inside the Design Review Boundary or a Historic District)	Design Review Board or Historic Review Board	No
Residential project containing 12 or more units (outside Design Review Boundary)	No - project proceeds with permitting	N/A
Special exception permit	Board of Zoning Appeals	Yes

Frequently Asked Questions

Are members of the public allowed to attend the monthly Project Preview meeting?

Yes! Residents are encouraged to attend and learn about upcoming projects, ask questions, and share comments and concerns at the session.

Where can I learn more about the projects?

Please attend the Project Preview meeting to learn more about a specific project. Applications requiring approval from a review board will have additional information posted on the city website before the meeting or public hearing.

Will these projects require additional neighborhood meetings?

The Project Preview satisfies the procedural step for applications requiring a “Development Public Meeting” under the Greenville Development Code; an additional neighborhood meeting is not required. However, developers are encouraged to engage with neighborhoods at the beginning of their project and throughout the review process. Community members may contact the developer directly to share concerns or request additional opportunity for neighborhood input.

Frequently Asked Questions

How do I request changes to a development that I have concerns about?

Under the Greenville Development Code, some projects are permitted “by right,” meaning they can obtain a permit if they meet all requirements of the Code. The Development Code includes neighborhood protections such as building setbacks, height limits, landscaping and transition requirements, noise and light standards, and other requirements to reduce impacts on surrounding properties. If you believe a project does not comply with the required standards, please contact the Planning Office.

Other applications require a public hearing in front of a review board. The community may share concerns and ask the review board to require modifications at these public hearings. Certain applications such as rezonings require final approval by City Council.

What about other types of projects like hotels, restaurants, or new office buildings?

Currently, only applications requiring a “Development Public Meeting” under the Greenville Development Code must participate in the monthly Project Preview process. The city may invite developers to attend and share information about other major projects from time to time. In addition, the city may present updates on planning and engineering initiatives that are currently underway.

Questions

Please contact the Planning Office with any questions about the Project Preview meeting by calling 864-467-4476 or emailing planning@greenvillesc.gov.

Comments or concerns about proposed projects should be emailed to planning@greenvillesc.gov. This account is checked daily. Your message will be directed to the appropriate staff member for response.

To have the list of projects delivered to your inbox each month, sign up on the City's website at GreenvilleSC.gov/list.aspx

